

Amendments to the Claims:

Without prejudice, this listing of the claims replaces all prior versions and listings of the claims in the present application:

Listing of Claims:

Claims 1-55 (Canceled).

56. (Currently Amended) A method for managing a Brownfields fund, comprising:
storing in a computer system information relating to a Brownfields fund;
accepting investor capital from at least one investor into the Brownfields fund;
storing information in the computer system relating to the at least one investor,
the stored information including investor identification information, investment amounts, and
terms of investments;

storing information in the computer system concerning an entity and a project
involving a Brownfields, the entity having an ownership interest in the Brownfields;
approving the entity and the Brownfields project for financing with investment
capital from the Brownfields fund according to select criteria using the information stored in
the computer system concerning the entity and the Brownfields project; and

providing the investment capital from the Brownfields fund to the approved
entity ~~for~~ to at least partially finance the approved Brownfields project without taking any
ownership interest in the approved Brownfields project, the approved entity being provided
the investment capital using at least some of the investor capital from the at least one
investor.

57. (Previously Presented) The method according to claim 56, wherein the providing step
includes providing a Brownfields Value Contract to the approved entity, and further
comprising the step of:

storing the terms of the Brownfields Value Contract in the computer system.

58. (Previously Presented) The method according to claim 56, wherein the providing the
investment capital step includes exchanging by the approved entity an interest in future
cashflows from the Brownfields project for the investment capital.

59. (Previously Presented) The method according to claim 58, further comprising:
receiving by the Brownfields fund a portion of cashflows from the
Brownfields project to generate at least a portion of a fund cashflow; and

determining a portion of the fund cashflow to which each of the at least one
investor is entitled as a function of the terms of investment stored in the computer system.

Claims 60-61 (Canceled).

62. (Currently Amended) A method for investing in Brownfields using a computer system, comprising:

establishing a Brownfields fund, the Brownfields fund providing investment capital for Brownfields projects and the Brownfields fund remaining passive with respect to the Brownfields projects;

receiving an indication of investor capital from investors into the Brownfields fund by the computer system;

approving an entity for the investment capital from the Brownfields fund to at least partially finance ~~for~~ a respective one of the Brownfields projects, the entity having an ownership interest in a Brownfields associated with the one of the Brownfields projects; and

providing an indication of the investment capital by the computer system from the Brownfields fund to the approved entity, the approved entity being provided the investment capital using at least some of the investor capital from the investors.

63. (Previously Presented) The method according to claim 62, further comprising:

providing a return on investment to each one of the investors as a function of an amount of respective capital provided by the one of the investors.

64. (Previously Presented) The method according to claim 63, wherein the step of providing the return on investment includes providing the return on investment as a function of cashflow from the Brownfields projects.

65. (Previously Presented) The method according to claim 62, wherein the receiving investor capital step includes receiving the investments electronically.

66. (Previously Presented) The method according to claim 62, wherein the receiving investor capital step includes receiving the investments via mail.

67. (Previously Presented) The method according to claim 62, further comprising:

storing information related to each of the Brownfields projects; and
storing information related to the borrower.

68. (Previously Presented) The method according to claim 62, wherein the Brownfields project is at least one of: i) a development project, ii) a redevelopment project, and iii) an environment remediation project, and wherein the Brownfields fund does not take an ownership interest in a Brownfields associated with the Brownfields project.

69. (Previously Presented) The method according to claim 62, wherein the establishing step includes receiving investments from investors for use in providing investment capital, each of the investors being passive relative to all of the Brownfields projects.

70. (Currently Amended) A method for investing in Brownfields using a computer system, comprising:

establishing a Brownfields fund, the Brownfields fund providing investment capital on a non-recourse basis for Brownfields projects and the Brownfields fund remaining passive with respect to the Brownfields projects;

receiving an indication of investor capital from investors into the Brownfields fund by the computer system;

approving an entity for the investment capital from the Brownfields fund on the non-recourse basis ~~for~~ to at least partially finance a respective one of the Brownfields projects, the entity having an ownership interest in a Brownfields associated with the one of the Brownfields projects; and

providing an indication of the investment capital on the non-recourse basis from the Brownfields fund to the approved entity by the computer system, the approved entity being provided the investment capital using at least some of the investor capital from the investors.

71. (Previously Presented) The method according to claim 70, wherein the establishing step includes establishing the Brownfields fund so that a size of the Brownfields fund is large relative to respective sizes of each capital investment made by the Brownfields fund.

72. (Currently Amended) A method for investing in Brownfields using a computer system, comprising:

establishing a Brownfields fund, the Brownfields fund providing investment capital on a non-recourse basis for Brownfields projects and the Brownfields fund remaining passive with respect to the Brownfields projects;

receiving an indication of investor capital from investors by the computer system;

approving an entity for the investment capital on the non-recourse basis for a respective one of the Brownfields projects, the entity having an ownership interest in a Brownfields associated with the one of the Brownfields projects; and

providing an indication of the investment capital on the non-recourse basis to the approved entity by the computer system, the approved entity being provided the investment capital using at least some of the investor capital from the investors only after an investment level is above a predetermined minimum.

73. (Previously Presented) The method according to claim 70, wherein the establishing step includes receiving investments from investors for use in providing the non-recourse capital investments, each of the investors being passive relative to all of the Brownfields projects.

74. (Currently Amended) A method for investing in Brownfields using a computer system, comprising:

establishing a Brownfields fund, the Brownfields fund providing investment capital for Brownfields projects and the Brownfields fund remaining passive with respect to the Brownfields projects;

receiving an indication of investor capital from investors into the Brownfields fund by the computer system;

approving an entity for the investment capital from the Brownfields fund to at least partially finance ~~for~~ a respective one of the Brownfields projects according to predetermined criteria, the entity having an ownership interest in a Brownfields associated with the one of the Brownfields projects; and

providing an indication of the investment capital to the approved entity from the Brownfields fund by the computer system, the approved entity being provided the investment capital using at least some of the investor capital from the investors.

75. (Previously Presented) The method according to claim 74, wherein the entity is a special purpose vehicle.

76. (Previously Presented) The method according to claim 74, wherein the providing step includes providing a Brownfields Value Contract to the entity, the investment capital being provided to the approved entity in accordance with terms of the Brownfields Value Contract.

77. (Previously Presented) The method according to claim 76, wherein the establishing step includes establishing the Brownfields fund so that the Brownfields fund is long-term in duration relative to a duration of the Brownfields Value Contract.

78. (Previously Presented) The method according to claim 74, wherein the providing step includes exchanging by the approved entity an interest in future cashflows from the respective one of the Brownfields project for the investment capital from the Brownfields fund.

Claims 79 to 87 (Canceled).

88. (Currently Amended) A method of investing in Brownfields using a computer system, comprising:

providing, by the computer system, an indication of investor capital into a

Brownfields fund by an investor to the Brownfields fund in accordance with predetermined terms of investment, the Brownfields fund providing investment capital for Brownfields projects and the Brownfields fund remaining passive with respect to the Brownfields projects, the Brownfields fund approving an entity for the investment capital from the Brownfields fund to at least partially finance ~~for~~ a respective one of the Brownfields projects according to select criteria, the entity having an ownership interest in a Brownfields associated with the one of the Brownfields projects, an indication of the investment capital being provided to the approved entity from the Brownfields fund by the computer system, the approved entity being provided the investment capital using at least some of the investor capital from the investor without the Brownfields fund taking any ownership interest in a Brownfields property associated with the one of the Brownfields projects; and

receiving by the investor from the computer system an indication of a return on investment, the return on investment being determined as a function of the predetermined terms of investment.

89. (Previously Presented) The method according to claim 88, wherein the approved entity exchanges an interest in future cashflows from the one of the Brownfields projects for the investment capital, and wherein the return on investment is determined as a function of actual cashflows generated by the one of the Brownfields projects to the Brownfields fund.